

## **ZONING AND BUILDING AGENDA**

**MARCH 7, 2002**

### **THE ZONING BOARD OF APPEALS RECOMMENDATIONS:**

- 243645      DOCKET #7151 - VICTOR MOORE AND ERIC MOORE, Owners, 1869 Techny Road, Northbrook, Illinois 60062, Application (No. SU-21-14; Z01060). Submitted by Michael D. Downing, 1275 North Milwaukee Avenue, Suite 300, Glenview, Illinois 60025. Seeking a SPECIAL USE in the R-6 General Residence District (if granted under companion MA-21-05) for a Planned Unit Development as amended for sixty-six (66) ~~seventy-four (74)~~ townhomes in Section 29 of Northfield Township. Property consists of  $\pm 10$  acres; located on the west side of Landwehr Road approximately 547.43 feet north of West Lake Avenue in Northfield Township. Intended use: Planned Unit Development for as amended for sixty-six (66) ~~seventy-four (74)~~ townhomes.
- 243646      DOCKET #7150 - VICTOR MOORE AND ERIC MOORE, Owners, 1869 Techny Road, Northbrook, Illinois 60062, Application (No. MA-21-05; Z01059). Submitted by Michael D. Downing, 1275 North Milwaukee Avenue, Suite 300, Glenview, Illinois 60025. Seeking a MAP AMENDMENT in the R-3 Single Family Residence District to the R-6 General Residence District for a Planned Unit Development (if granted under companion SU-21-14) sixty-six (66) as amended ~~seventy-four (74)~~ townhomes in Section 29 of Northfield Township. Property consists of  $\pm 10$  acres located on the west side of Landwehr Road approximately 547.43 feet north of West Lake Avenue in Northfield Township. Intended use: Planned Unit Development for sixty-six (66) as amended ~~seventy-four (74)~~ townhomes.

**RECOMMENDATIONS:** Based upon the foregoing findings, the Zoning Board of Appeals hereby recommends to the Board of County Commissioners that application docket number 7150 be granted for a map amendment to rezone the subject property, commonly known as 1850 and 3520 Landwehr Road, from the R-3 Single Family Residence District to the R-6 General Residence District; and, that companion application docket number 7151 be granted for the location and establishment upon the subject property of the proposed Linden Tree Residential Planned Unit Development as a special use, for the development of 66 units, as amended, subject to regulation by Section 9.4 of the Cook County Zoning Ordinance.

A petition in opposition signed by approximately six-hundred (600) residents of Glenview and Northfield Township protesting the proposed map amendment and special use was received by the Zoning Board of Appeals. The Village of Glenview filed a resolution of objection.

The above dockets #7151 and #7150 applications were deferred at the meeting of December 18, 2001 and January 24, 2002.

**THE ZONING BOARD OF APPEALS RECOMMENDATIONS:**

242754      DOCKET #7140 - G'S DOGS ENTERPRISES, INC., Owner, 8436 Kimberly Court, Burr Ridge, Illinois 60521, Application (No. SU-21-12; Z01047). Submitted by Endy Zemedides, Altheimer & Gray, 10 South Wacker Drive, Chicago, Illinois 60602. Seeking a SPECIAL USE UNIQUE USE in the C-3 General Service District for a restaurant with drive-thru facilities in Section 13 of Lemont Township. Property consists of .06066 of an acre located on the southeast corner of Route 83 and Archer Avenue in Lemont Township. Intended use: The owner proposes to remodel, refurbish and build an addition to a vacant gas station building on the property. The resulting improvement will be used as a restaurant with two (2) drive-through windows and seating areas. **RECOMMENDATION: That the application be granted.**

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246434      DOCKET #7204 - BRUCE G. AND JANE E. KOE, as Co-Trustees of the Emil J. Koe Marital Trust "A" (under 82.72 % Interest) & Emil J. Koe Family Trust "B" (under 17.28% Interest), c/o Jan Koe, 2400 East Oakton Street, Arlington Heights, Illinois 60005, Application (No. SU-21-19; Z01112). Submitted by Ronald B. Grais, 180 North LaSalle Street, Suite 2700, Chicago, Illinois 60601. Seeking a SPECIAL USE, UNIQUE USE in the I-1 Restricted Industrial District for a package liquor store in existing building in Section 23 of Elk Grove Village Township. Property consists of approximately 1.95 acres or less located at 2400 East Oakton Street, Arlington Heights, Illinois 60005, northeast corner of Oakton Street and Badger Road. Intended use: Existing retail store will be used for sale of package liquors. **RECOMMENDATION: That application be granted.**

\* The next regularly scheduled meeting is presently set for Thursday, March 21, 2002.